



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



January 14, 2004

**FINAL ZONING  
ENFORCEMENT ORDER**  
(VIA CERTIFIED MAIL)

James E. Hartl, AICP  
Director of Planning

Fernando Ibarra  
15417 Skyline Drive  
Hacienda Heights, CA 91745

**Inspection File No.: EF031011**

Dear Mr. Ibarra:

An inspection was conducted at 4621 East E 3Rd Street in East Los Angeles. This inspection disclosed the following violation(s):

- 1. The required garage has been converted into a dwelling unit at the above legal non conforming residential property.**

This is not a permitted use in zone C-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.28.010, 22.28.020, 22.28.130, 22.52.1010, 22.52.1180(A) and 22.56.1510.

**Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$548, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.**

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violations and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days** after the compliance date which has been set for **February 2, 2004**. Failure to correct the violations found at 1062 South Hicks Avenue by the date specified herein may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.


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Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose Rubio**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning



Rose C. Hamilton, AICP  
Supervising Regional Planner  
Zoning Enforcement, Section I

RCH:JR:rp

c: Margaret Pagan, Javier Martinez, East Los Angeles Building & Safety Field Office